

DRAFT

**VOLUNTARY CONCESSIONS, COMMUNITY BENEFITS &
TERMS AND CONDITIONS**

RAILROAD COTTAGES

MUNIS 2017-0220

May 3, 2017

Pursuant to § 48-241 (c) of the Code of the City of Falls Church, Virginia (the “Code”) and subject to the City of Falls Church (the “City”) approving MUNIS 2017-0220 (the “Application”) on the property identified as RPC ##52-102-030, 031, and 032 (jointly the “Property”), Railroad, LLC (the “Owner”) for itself, any contract purchaser, and its successors and assigns, hereby voluntarily agrees to the following conditions (“Voluntary Concessions”). The Owner acknowledges that through approval of the Application, it has been granted certain bonuses, increased residential uses, and other benefits in return for providing certain features, design elements, uses, services, or other amenities desired by the City as more particularly set forth below. In the event the Application is denied, these Voluntary Concessions will be null and void and of no further force and effect.

I. DEVELOPMENT SCOPE

- A. Conceptual Development Plan. Development of the Property shall be in substantial conformance with the plat set titled “Railroad Cottages Conceptual Development Plan” (the “CDP”), consisting of five sheets, prepared by Walter L. Phillips, Inc., dated _____, 2017.
- B. Development Scope. As depicted on the CDP, uses on the Property shall be limited to 10 cottage housing development uses (each a “Cottage” and jointly, the “Cottages”), plus a community clubhouse (the “Common House”), as well as a carport (the “Carport”), accessory parking, other small structures (such as a trash enclosure and bicycle storage), and private outdoor recreation and open space areas. Uses may also include any uses permitted by special exception in the R-1A zoning district provided that approval of the requisite special exception shall have been obtained in accordance with the Code prior to establishment of such use.
- C. Minor Modifications. Pursuant to § 48-1142 (f) of the Code, the Planning Director, in conjunction with the City Manager, may approve minor modifications or deviations from the CDP, as requested by the Owner, provided such modifications or deviations are in substantial conformance with the CDP and these Voluntary Concessions, are consistent with the City’s approval of the Application, and are either: (i) necessary to permit reasonable construction of the project; or (ii) as determined by the Planning Director and City Manager, improve

the project's overall functioning or benefit to the City. The Owner may appeal an adverse decision by the Planning Director and City Manager to the City Council.

- D. Age Restriction. Occupancy of the Cottages is intended for, and shall be restricted to, households with at least one full-time resident 55 years of age or older per Cottage in order to qualify as "housing for older persons" in accordance with the State and Federal Fair Housing Acts and the Federal Housing for Older Persons Act of 1995 (Pub. L. 104-76, 109 Stat. 787, approved December 28, 1995), as amended, and as implemented by HUD regulations at 24 CFR part 100. Concurrently with the establishment of a condominium association ("COA") in accordance with Voluntary Concession II.A, the Owner shall submit for review and approval by the City a Declaration of Covenants ("Covenants") in conjunction with the preparation of Association Documents (as defined in Voluntary Concession II.A) which will require, in perpetuity, that qualification for occupancy of any dwelling unit on the Property shall be limited to households with at least one full-time resident who is age 55 or older. If title to any such dwelling unit shall become vested in any person under the age of 55 by reason of descent, distribution, foreclosure, purchase or operation of law, the age restriction covenant shall not result in a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or dwelling unit until such person shall have attained the age of 55 or otherwise satisfies the requirements as set forth herein. Notwithstanding the aforementioned, a surviving spouse shall be allowed to occupy a dwelling unit consistent with the Federal Fair Housing Act and the Virginia Fair Housing Law, as may be amended.
- E. Building Height. As depicted on Sheet P-0101 of the CDP, the maximum building height of the Cottages shall not exceed 25 feet from average grade as defined by the Code. Notwithstanding the foregoing, nothing shall preclude the Owner from constructing the Cottages or Common House to a lesser building height than that which is represented on the CDP, provided the configuration of the building footprints remain in substantial conformance with that shown on the CDP.
- F. Architectural Guidelines. The character of the architectural design and building materials for the Cottages and Common House shall generally conform to the character and quality of the architectural elevation document titled "Railroad Cottages Owner Options" dated April 19, 2017, prepared by Butz.Wilbern Ltd., and included by reference as Exhibit A (the "Design Guidelines").
- G. Outdoor Amenities For Residents. The Owner shall be permitted to provide facilities designed to meet the on-site recreational needs of the future residents of the Property which may include, but shall not be limited to, exterior recreational areas, which may include walking paths, fitness stations, outdoor furniture, outdoor kitchen/grills, fire pits, pedestrian-scaled lighting, specialty landscaping, lawn areas, and outdoor adult exercise areas. All lighting shall be dark-sky compliant.

- H. Common House. As depicted on Sheet P-0402 of the CDP, the Owner shall provide a Common House. Any amenities contained within or appurtenant to the Common House will be owned and maintained by the Association established pursuant to Voluntary Concession II.A. Amenities in the Common House may include, but shall not be limited to, the following amenities: a multipurpose meeting room/studio, kitchen, accommodations for overnight guests of owners of the Cottages, an exercise studio, and a computer/media room. The Common House shall be constructed and available for use by residents no later than approval of the 10th occupancy permit for the Cottages.
- I. Universal Design. The Cottages shall employ universal design principles as options in accordance with funding requirements of any state, local or federal program governing such units. Specific elements shall be identified at the time of building plan submission.
- J. Historic Commemoration. The Owner shall install a metal plaque on the Property which shall be visible to the public along the Property's Railroad Avenue frontage. The language on the plaque shall commemorate the land ownership history of the Property, and shall be submitted to the City's Historical Commission for its review comment, but not necessarily approval, prior to installation. The specific location of, and language on, the plaque shall be determined prior to approval of the first site plan for the Property.
- K. Water and Sewer. The Property shall be served by public central water supply and sanitary sewer systems. The Owner shall construct and install all water and sewer extensions to the Property and shall provide all connections necessary for development of the Property at no cost to the City or to the Fairfax County Water Authority (d/b/a "Fairfax Water"), and such extensions and connections shall be constructed and installed in accordance with City and Fairfax Water standards. The Owner shall acquire any offsite easements, if needed, to extend public water and/or sanitary sewer lines to the Property and shall dedicate such easements to the City and Fairfax Water at no cost to the City or to Fairfax Water. Any existing wells and septic systems on the Property shall be abandoned prior to approval of the first site plan for the Property in accordance with Fairfax County Health Department standards and requirements then in effect.
- L. Screening For Trash/Recycling Storage. As depicted on Sheet P-0401 of the CDP, the Owner shall provide a trash and recycling storage pad on the Property. To minimize negative visual impacts, the base of the storage pad will be constructed of permeable pavement materials and surrounded with a six-foot high wood and PVC lattice fence.
- M. Fire Marshal Coordination. The Owner has coordinated with the Fire Marshal regarding the site design and layout of the Property shown on the CDP. Notwithstanding such coordination, if it is determined during site plan review that elements of the CDP including, but not limited to, adjustments to streetscape and

building locations, tree plantings, open space, courtyards, tree buffers, and tree preservation areas, require adjustment to allow for required emergency vehicle access or are necessary to respond to subsequent comments from the Fire Marshal, the Owner shall be permitted to relocate, remove, or modify such conflicting elements provided any such modifications are made in consultation with, and subject to the approval of, the City Manager.

II. CONDOMINIUM ASSOCIATION

- A. Condominium Association. All residential property owners in the Property shall be members of a condominium association (the "Association"), established to own and maintain common property and facilities and provide standards for the landscaping and use of privately-owned structures within the Property. Documents for the establishment of the Association (the "Association Documents"), including the Covenants, shall be submitted to the City Attorney for review and approval concurrent with the final approval of the first site plan for the Property. The Association shall be established and the associated Association Documents recorded among the land records of Arlington County prior to issuance of the first residential occupancy permit for the Cottages.
- B. General Responsibilities. In addition to any other responsibilities set forth elsewhere in these Voluntary Concessions and in § 48-1147 of the Code, the Association shall own and maintain all common areas on the Property, as well as provide for trash removal, snow removal on common area sidewalks and driveways and recycling services. The Association shall also be responsible for the maintenance of all common recreational facilities, landscaping maintenance, interior and exterior maintenance of the Common House, exterior maintenance of the cottages including, but not limited to, paint, caulking, roof, and cleaning repairs, all storm drainage easements and stormwater management facilities not maintained by the City, all street lights or other exterior lighting internal to the Property, and all sidewalks and trails on the Property located outside of public right-of-way and not otherwise maintained by the City or the Northern Virginia Regional Park Authority ("NVRPA").

III. TRANSPORTATION

- A. Bicycle Storage. Prior to the issuance of the first residential certificate of occupancy for the Cottages, the Owner shall install bicycle racks and one secure bicycle storage locker on the Property. Prior to first site plan approval for the Property, the Owner shall provide the type, location, and number of bicycle racks to be provided to the Department of Public Works for approval. The bicycle racks shall be installed prior to the issuance of the first residential occupancy permit for the Cottages.
- B. Railroad Avenue Improvements. As depicted on Sheet P-0401 of the CDP, and subject to City and NVRPA approval, the Owner shall facilitate emergency access

for the Property and existing residents along Railroad Avenue by: (1) upgrading the eastern terminus of Railroad Avenue to incorporate an asphalt cul-de-sac/turnaround; (2) installing reinforced porous grass pavers along the north side of Railroad Avenue between Fowler Street and the Property; (3) installing reinforced porous grass pavers along the south side of Railroad Avenue along the Property's frontage between the vehicular entrances; (4) installing "No Parking" signage along the north side of Railroad Avenue; and (5) milling and resurfacing Railroad Avenue along the Property's northern frontage. Said improvements shall be installed and available for use prior to the issuance of the 10th residential occupancy permit for the Cottages. Following installation of these improvements, the Owner shall not be responsible for maintenance of any off-site improvements not located on the Property.

- C. Parking. As depicted on Sheets P-0101 and P-0401 of the CDP, the Owner shall provide a minimum of 13 parking spaces on the Property. All parking for the proposed Cottages and Common House shall occur on the Property.
- D. Parking Areas & Driveway. Parking and private driveway areas for the Property shall generally be provided as depicted on Sheet P-0401 of the CDP and in accordance with the parking requirements of Code. All parking and driveway areas, including those located within the Carport, shall be constructed of permeable pavement materials with dimensions consistent with Code standards.
- E. Pedestrian Facilities. Prior to the issuance of the first residential occupancy permit for the Cottages, the Owner shall construct an ADA-accessible variable width wooden walkway, with a minimum width of six feet, to facilitate pedestrian connectivity between the Cottages. The Owner shall be entitled to construct any number of additional private pedestrian connections internal to the Property in conformance with the Code. All private pedestrian connections shall be maintained by the Association, to be established pursuant to Voluntary Concession II.A.
- F. Transportation Demand Management. The Owner will implement the transportation demand management ("TDM") program titled "Railroad Avenue Cottage Housing Transportation Demand and Parking Management Plan," dated April 19, 2017, and incorporated as Exhibit B to these Voluntary Concessions. The TDM program will conform to these Voluntary Concessions and will be finalized prior to approval of the first site plan for the Property.
- G. Electric Vehicle Charging Station. The Owner shall provide a minimum of one charging station for electric cars on the Property. The location of the charging station shall be determined in conjunction with the Department of Public Works prior to approval of the first site plan for the Property.
- H. Construction Parking & Staging Plan. Prior to issuance of any demolition and/or any building permits on the Property, the Owner shall prepare, and obtain the City

Manager's approval of, a demolition and staging plan for the project. All demolition and construction of the project shall be done in conformance with the approved demolition and staging plan. Once a contractor has been selected for the project, and prior to issuance of any building permit for the project, the Owner will prepare a construction parking plan and a construction traffic and staging plan to be enforced by the Owner for the entire construction phase of the project, and to obtain the City Manager's approval of the plan as providing sufficient parking or other transportation services, so as to not have an adverse impact on traffic safety. The Owner acknowledges and agrees that violations of these plans during construction can result in a "Stop Work" order and other enforcement measures by the City.

IV. LANDSCAPING & ENVIRONMENTAL

- A. Stormwater Management. Prior to approval of the first site plan for the Property, the Owner shall demonstrate that development on the Property shall meet the water quantity and quality requirements, as well as the channel protection and flood protection requirements, pursuant to the latest edition of the Virginia Stormwater Management Handbook, or other such applicable state regulations, as may be currently in effect on the date of submission of the said site plan to the Department of Public Works. These requirements will be met through water quality treatment utilizing approved products found on the Virginia Stormwater BMP Clearinghouse website, which may include the purchase of off-site nutrient credits.
- B. Landscape Plan. The Owner shall implement the landscape design as shown on Sheet P-0402 of the CDP (the "Conceptual Landscape Plan"), which illustrates the plantings and other features to be provided on the Property. The Conceptual Landscape Plan is conceptual in nature and the tree species, sizes, and planting locations may be modified by the Owner as part of final engineering and building design, provided such modifications: (a) provide a similar quality and quantity of landscaping as that shown on the Conceptual Landscape Plan, and (b) otherwise are in substantial conformance with the CDP.
 - 1. Native Species. The Owner shall use principally native species or hardy drought tolerant adaptive plants throughout the Property as selected by the Owner from the City's list of approved plants, provided that the Owner reserves the right to modify as part of site plan approval, in consultation with and approval by the Urban Forestry Division ("UFD") of the Department of Public Works, the exact species to be used, such as where some plant materials are not available or have been deemed by UFD to no longer be appropriate. In the event a substitution of native plants is required to enable the Owner to meet LEED (or an equivalent rating system) criteria, as provided in Voluntary Concession IV.E, the City Manager or his designee may approve a substitute plant or procedure to

meet the selected rating agency requirements if the substitute plant is hardy and has a similar growth habit to the original plant.

2. Plant Installation. Plant materials shall be at least the following sizes at installation:
 - a. Evergreen Trees: Eight to 10 feet in height at planting;
 - b. Canopy/Shade Trees: Minimum 2.5-inch caliper at planting; and
 - c. Shrubs: minimum spread of 14 to 24 inches at planting.
- C. Fencing: The Owner shall install a four-foot high fence along the Property's Railroad Avenue frontages of Cottage Unit 1, Cottage Unit 2, and the Common House, as well as a seven-foot high board-on-board wooden fence along the Property's western frontage adjacent to RPC #52-102-029 for the area not currently fenced by the adjacent property owner.
- D. Lighting. In an effort to minimize nighttime light pollution from the Property, all on-site outdoor lighting provided on the Property shall utilize full cut-off fixtures and be downward directed to the interior of the Property, such that neither the lamp itself nor the lamp image is visible outside the perimeter of the Property. The Owner may install bollard lighting on the Property. Nothing contained in this Voluntary Concession IV.D shall preclude the up-lighting, accent lighting, or backlighting of signage, entrance features, and related landscaping throughout the Property as permitted by applicable regulations of the Code.
- E. EarthCraft Certification. Pursuant to § 48-90 (e) (5) of the Code, the project will meet EarthCraft certification. Prior to the first site plan approval for the Property, an Accredited Professional will certify that the project, as designed, is likely to yield the points necessary to achieve a minimum of EarthCraft Gold status. Prior to issuance of the second residential occupancy permit for the Property, the Owner will provide the Department of Planning with an EarthCraft Gold checklist, certifying that green building elements have been incorporated into the project that would be sufficient to achieve EarthCraft Gold.
 1. Green Building Escrow. Prior to the issuance of the first residential certificate of occupancy for the Cottages, the Owner will provide the City with a \$50,000.00 letter of credit which includes terms approved in advance by the City Manager sufficient to assure the City that the Owner will satisfy its obligations to achieve EarthCraft Gold certification. Such letter of credit will be returned to the Owner if the intended EarthCraft Gold certification is achieved within two years after the date of issuance of the first residential certificate of occupancy for the Cottages. If the project does not achieve the intended EarthCraft Gold certification within two years two years after the date of issuance of the first residential certificate

of occupancy, the City will redeem the letter of credit, with such funds being used for environmental improvements in the City.

2. Equivalent Rating System. Where the Owner has provided evidence sufficient for the Director of Planning to find that an alternative green building program that is administered by an independent third party, other than the LEED program, will ensure that equivalent environmental and energy efficiency will be achieved in the project, the Director of Planning may approve the use of such alternative program, subject to such conditions as may be reasonably necessary to ensure that the alternative program will achieve the goals of this Voluntary Concession IV.E.

- F. Energy Conservation. The Owner will employ a variety of sustainability techniques across the Property including, but not limited to geothermal heating, ventilation, and air conditioning units, two-by-six exterior walls with a R-21 insulation, R-50 roof insulation, low thermal emissivity windows, Energy Star appliances, and programmable thermostats. The roof of the Carport shall incorporate photovoltaic arrays (solar panels) to capture energy for the purpose of either providing solar energy to the grid and/or for purposes exclusive to the project.

V. AFFORDABLE HOUSING FUND CONTRIBUTION

Prior to issuance of the first residential certificate of occupancy of the Cottages, the Owner shall make a one-time contribution to the City's Affordable Housing Fund in the amount of \$10,000.00. Said contribution shall be used solely for the maintenance of existing affordable housing and to develop additional affordable housing opportunities in the City.

VI. PARK AUTHORITY COORDINATION

- A. Western Gateway Off-Site Improvement. Subject to City and NVRPA approval, the Owner shall install improvements to, and in the vicinity of, the existing maintenance shed and covered rest area located adjacent to the Washington & Old Dominion Railroad Trail (the "W&OD Trail") on NVRPA Property. Said improvements shall include installation of bicycle racks, landscaping, public art, benches, "City of Falls Church" gateway signage, and façade/architectural enhancements to the existing maintenance shed and covered rest area. The Owner shall work with NVRPA to determine the precise locations for, and extent of, said improvements, which shall be determined prior to approval of the first site plan for the Property.
- B. NVRPA Cooperation. Prior to site plan approval for the Property, the Owner will work with NVRPA to address concerns related to the clearing and grading on the Property, as well as stormwater management, the health of any trees located on NVRPA property that have roots on the Property, and access between the

Property and the W&OD Trail. The Owner shall apply for and receive all necessary right-of-entry permit(s) from the NVRPA, as well as temporary and permanent construction, stormwater, and maintenance agreements, as necessary, for all work conducted on the NVRPA property.

VII. MISCELLANEOUS

- A. Non-Transferability. The Owner acknowledges that the Application, as granted, runs with the land and is not transferable to other land.
- B. Successors and Assigns. These Voluntary Concessions will bind and inure to the benefit of the Owner and its successors and assigns. Each reference to “Owner” in these Voluntary Concessions shall include within its meaning and shall be binding upon the Owner’s successor(s) in interest and/or developer(s) of the site or any portion of the site. Once portions of the Property are sold or otherwise transferred, the associated Voluntary Concessions become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee.
- C. Disclosure. The Owner shall provide a copy of these Voluntary Concessions to any future owner, heir, successor, and assign prior to transferring any interest in any part of the Property to such person, firm, corporation, or other entity.
- D. Access for Commissioner of Revenue. The Owner agrees that the City’s Commissioner of Revenue and/or his/her designated staff shall have access to the parking areas on the Property at all times for inspection of personal property tax vehicle window stickers.
- E. Counterparts. These Voluntary Concessions may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.
- F. Timing. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Owner’s control, Voluntary Concession commitments have been delayed beyond the timeframes specified herein, the Zoning Administrator may agree to a later date for completion of such commitments.
- G. Terms & Conditions Incorporated In Resolution. The Owner voluntarily submits the foregoing Voluntary Concessions to the City Council to be incorporated by reference with the resolution approving the Application.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

TITLE OWNER OF RPC ##52-102-030, 031, and 032

RAILROAD, LLC

By: _____
Name: Robert A. Young
Title: Managing Member

[SIGNATURES END]

EXHIBIT A

Design Guidelines

EXHIBIT B

Transportation Demand Management Program

RAILROAD COTTAGES

COMPARING BY RIGHT vs COTTAGES

May 2017

	Yellow Hand Out - Concern Topic	BY RIGHT	Cottages
1	Traffic	4 Families in large SFD: ITE analysis shows 55 trips per day.	10 Empty nester cottages. ITE analysis shows 57 trips per day.
2	Parking	Four 2 car garages +1-2 cars in driveways = 16 spaces off street	13 spaces shown off street per code
3	Storm Water Drainage	<p>Can meet requirement with purchase of nutrient credits only; no onsite treatment required</p> <p>No detention required</p> <p>No offsite solutions</p>	<p>All hard surface are permeable pavement material; all roofs go to either infiltration trench or bioretention</p> <p>Retention and infiltration of 10-year design storm; retention and infiltration of first inch of runoff for all vehicular and roof areas</p> <p>We are working to help solve the existing offsite generated issues. Hard pipe extension is shown as an indication we are willing help if easements are granted. It is legal if easements are granted. Alternative is that overland flow will continue onto the adjacent properties as it does today, versus being piped into storm sewer system.</p>
4	Density	Under current Zoning, the property is sized to allow 4 houses.	The proposal is for 10 cottages with a commonhouse and a carport.
		To measure 'density', we provide the related measurements used by City Staff when they drafted the analysis of the Cottage	
		4 houses of roughly 2500 SF per floor. Assuming 2.5 floors = 25,000 SF	10 cottages + 1 amenity building = 15,400 SF
		Total Volume of habitable space assuming 8'0 ceilings above grade = 250,000 CF	Total volume with 9' main floor 8' top half floor = 147,000 CF
		4.5 people per home = 18	1/3 single occupancy=3 + 2/3 double occupancy=12 = 15
		35' to mid point of roof	25' to mid point of roof of half floor. The units along back property line have their one story facing the rear property line = 14'0 at midpoint
		By Right + Cottage + Overlay of both as a cross section to 1002 Railroad Ave (Survey shows this house at only 10'6 off property	

	Yellow Hand Out - Concern Topic	BY RIGHT	Cottages
5	Too Close Together	30' at main body, 24' between bays	20' at main body, 6'6 between bays
6	Wrong Location	By Right development shares difficult geometry, therefore also non standard solutions.	Challenging geometry requires good design solutions. Main gathering space in center of community serves as an outdoor living and dining space simliar to the sizes inside the Common House. The Falls Church ARB has had an initial review and found the design quite good.
7	SideBar- (long walk from carport to cottage)	By right development has no issue but also no benefit	The ordinance dictates clustered parking. This design principal creates spaces for people rather than cars. This shared walk space means that neighbors are more likely to have the kind of easy, unstructured encounters with neighbors that promotes saftey, health and well being.The project's most likely competition is from multi story condo, with much longer travel distances from car to kitchen.
8	School Children	from City Data of .63 ratio=2.63 students.Realistically, 2- 3 pupils each home=8-12 pupils	No children resident- per deed restriction or other enforceable mechanism (In addition to required federal re-certification)
9a	Tax Impact	4 SFD's at \$1.2 million each @ .63 ratio = 2.53 pupils Gross revenues \$79,020 Gross expenses \$56,475 Projected net annual fiscal impact \$22,546. However if there are the more likley 10 pupils total, the City's direct school seat cost alone would be \$156,674 (plus seervices)	10 age-restricted cottage units at \$595,000 each = no pupils Gross revenues \$86,980 Gross expenses \$13, 084 Projected net annual fiscal impact of a positive \$73,896
9b	Net Tax Impact	(\$100,000)	\$73,000-\$74,000

	Yellow Hand Out - Concern Topic	BY RIGHT	Cottages
10	Impact to W&OD Trail	80' to edge of trail +/-	Closest cottage will be over 50' from the edge of trail, comparable to immediate neighbor.
		No buffer planting	20' Buffer planting
11	Vegetation / Trees	By right has no requirement to save any trees	Applicant has committed to saving all the trees identified by City Arborist.
		Tree Canopy - 20% of lot area Buffer - none required	Tree Canopy - 20% of lot area Buffer - 10' adjacent to abutting properties; requires tree AND shrub planting
12	Unrealistic drawing of the houses	A by-right development would also lose the majority of trees on the site, therefore, new plantings would be the same size or smaller as proposed for Cottage Housing, and less in density since there are no buffer	To fill the buffer area, we are required to plant evergreen trees along the rear and portions of the side yards that grow 3' per year, conservatively. We are also required to plant canopy trees within the buffer area, which do take longer to grow, but would be the same in a by-right scenario.

4. "Fiscal impact analysis of the site with 3-4 lots versus the proposed CHD".

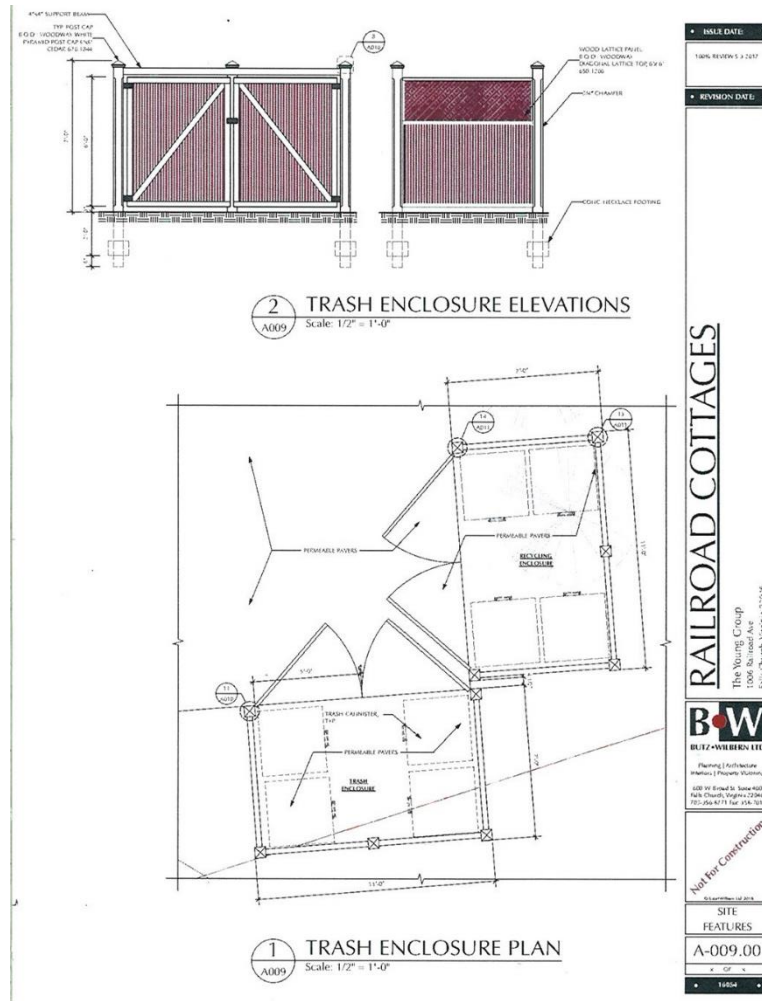
	4 SFD's at \$1.2 million each @ .63 ratio* = 2.53 pupils	10 age-restricted cottage units at \$700,000 +/- each = no pupils
Gross revenues	\$79,020	\$92,050
Gross expenses	\$56,475	\$13,084
Projected net annual fiscal impact	\$22,546	\$78,966

*The 0.63 pupil ratio is derived from City wide data. Realistically, these four houses would likely have a total of ten pupils for a cost to the City of \$156,674. in school seats alone (plus services).

5. "Trash Pick Up Specifics (would carts be rolled out to curb or City trash vehicles go onto site?)."

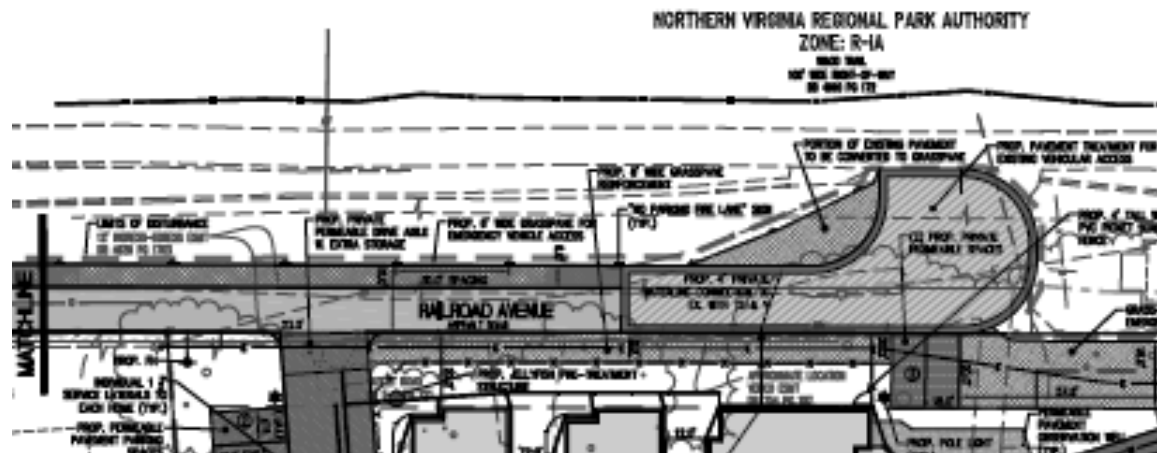
It is anticipated that trash trucks would go on site to access trash totes in order to utilize any truck loading arms that might be used, but they could be rolled to the street if desired.

Details of the enclosure themselves are shown here:



Along with general maintenance items, the applicant has specifically discussed with Robert Goff, Superintendent of Operations for the City of Falls Church snow removal and the impact of that on the proposed Grass Pave that will account for much of the road improvement. Mr. Goff has assured the applicant there will be no problem as The City will simply include Rail Road Avenue in the roadways to be plowed with rubber tipped blades.

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY



7.” Condo Docs and deed restrictions, particularly for age-restriction component- who would it run to and who could enforce it (could the City do it?)”

The City Attorney, Carol McCoskrie, has advised that the proposed Deed Restrictions (that no permanent resident may be under the age of 18 and that at least one resident be 55 or older and) are legal and binding. These restrictions will be recorded in the Land Records Office, and will be the same restrictions included in our Voluntary Concessions. This later step will, according to the City Attorney, permit the City to enforce the restrictions at any time. The same opinion has been provided by our attorneys at Walsh Colucci.

8." More public outreach with the neighbors."

One public information session was held March 15 with invitations going to the neighborhood in general. Over twenty people attended that meeting. In addition, a dedicated e-mail account was established to which neighbors could submit questions and concerns in an effort to ensure prompt response to any questions or concerns. The nature of and directions to the account were promulgated electronically to all attendees of the meeting and those invited but who did not attend. Our open door policy has led to five one-on-one meetings with signatories to an on-line petition which was circulated on-line and has led to clarifications of many misunderstandings . A walk-about of the site was held with City Council members, neighbors, and other interested parties Monday, May 1. Another public information meeting for all neighbors/members of the public has been scheduled for May 17 with invitations sent the week of April 24th. We will continue our outreach going forward so that we can explain and clarify issues as they arise.